

191920

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City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

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MAY 24 1993

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Project: PW-040-823
Golden / Pierce

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): GENCON INSURANCE SERVICE, INC., a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on May 5, 1983, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDESTEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: May 10, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of RiversideOn May 10, 1993, before me Margaret I. Archambault
(date) (name)

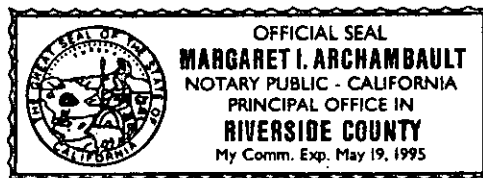
a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on
the basis of satisfactory evidence to be the person(s)
whose name(s) is/~~are~~ subscribed to the within
instrument and acknowledged to me that he/~~she/they~~
executed thes a m e i n
his/~~her/their~~
authorized
capacity(~~ies~~), and
t h a t b y
his/~~her/their~~
signature(s) on the
instrument the
person(s), or the
entity upon behalf
of which the
person(s) acted,
executed the
instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate
Officer(s)Title _____
Title _____() Guardian/Conservat
or
() Individual(s)
() Trustee(s)
() Other() Partner(s)
() General
() LimitedThe party(ies) executing this
document is/are representing:

0030U-13.MAS

EXHIBIT "A"

PARCEL 1

Those portions of Lots 2 and 4 in Block 60 and a portion of Lot PP of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Lot 4 in Block 60;

Thence South $27^{\circ} 45' 45''$ East along the southwesterly line of said Lot 4, a distance of 437.81 feet for the TRUE POINT OF BEGINNING, said point being on the southeasterly line of that certain parcel of land conveyed to J.C. Huguley, et al by deed recorded March 9, 1925, in Book 664, page 593 of Deeds, Records of Riverside County, California;

Thence North $61^{\circ} 48' 31''$ East along the southeasterly line of said parcel so conveyed, a distance of 84.92 feet to a point therein;

Thence South $28^{\circ} 11' 29''$ East, a distance of 112.16 feet;

Thence North $61^{\circ} 48' 31''$ East, a distance of 133.91 feet;

Thence North $28^{\circ} 11' 29''$ West, a distance of 112.16 feet to a point in said southeasterly line of the parcel conveyed to J.C. Huguley, et al as foresaid;

Thence North $61^{\circ} 48' 31''$ East along said southeasterly line, a distance of 1.39 feet to a point in the southwesterly line of that certain parcel of land conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings by deed recorded April 18, 1923 in Book 576, page 508 of Deeds, Records of Riverside County, California;

Thence North $27^{\circ} 36' 24''$ West along said southwesterly line of said parcel conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings as aforesaid, a distance of 1.81 feet to the northwesterly line of said Lot 2;

Thence North $61^{\circ} 19' 40''$ East along said northwesterly line of Lot 2, a distance of 37.55 feet to a point therein;

Thence South $28^{\circ} 40' 20''$ East, a distance of 145.00 feet;

Thence North $61^{\circ} 19' 40''$ East, a distance of 66.00 feet;

Thence North $28^{\circ} 40' 20''$ West, a distance of 145.00 feet to a point in said northwesterly line of Lot 2;

Thence North $61^{\circ} 19' 40''$ East along said northwesterly line of Lot 2, a distance of 97.03 feet to the most northerly corner of that certain parcel of land conveyed to the General Conference Corporation of Seventh-Day Adventists by deed recorded August 8, 1974, as Instrument No. 101360, Records of Riverside County, California;

Thence South $27^{\circ} 36' 01''$ East along the northeasterly line of said parcel conveyed to the General Conference Corporation of Seventh-Day Adventists as aforesaid, a distance of 17.38 feet to the most westerly corner of that certain parcel of land conveyed to the General Conference Corporation of Seventh Day Adventists by deed recorded August 8, 1975 as Instrument No. 95844, Records of Riverside County, California;

Thence North $62^{\circ} 02' 27''$ East along the northwesterly line of said last parcel so conveyed to the General Conference Corporation of Seventh Day Adventists, a distance of 232.86 feet to a point on the southwesterly line of Hollyhock Lane (formerly Strong Street), 20.00 feet wide, as shown by Assessor's Map No. 8 on file in Book 1, page 8 of Assessor's Maps, Records of Riverside County, California;

Thence South $27^{\circ} 21' 49''$ East along the southwesterly line of Hollyhock Lane, a distance of 50.00 feet to a point on the northwesterly line of that certain parcel of land conveyed to R.S. Hodge and Henrietta J. Hodge by deed recorded September 12, 1924, in Book 613, page 575 of Deeds, Records of Riverside County, California;

Thence South $62^{\circ} 02' 27''$ West along said northwesterly line, a distance of 81.47 feet to the most westerly corner of said parcel conveyed to R.S. Hodge, et ux as aforesaid;

Thence South $27^{\circ} 36' 01''$ East along the southwesterly line of said parcel conveyed to R.S. Hodge, et ux as aforesaid, a distance of 125.00 feet to the most westerly corner of that certain parcel of land conveyed to General Conference Corporation Seventh-Day Adventists by deed recorded August 7, 1981 as Instrument No. 150008, Official Records of Riverside County, California;

Thence South $62^{\circ} 02' 27''$ West along the southwesterly prolongation of the northwesterly line of said parcel so conveyed, a distance of 39.05 feet;

Thence South $27^{\circ} 21' 49''$ East, a distance of 101.75 feet;

Thence North $62^{\circ} 38' 11''$ East, a distance of 120.00 feet to a point on said southwesterly line of Hollyhock Lane (formerly Strong Street), 20.00 feet wide;

Thence South $27^{\circ} 21' 49''$ East along said southwesterly line of Hollyhock Lane, a distance of 87.29 feet to a point in the northwesterly line of that certain parcel of land conveyed to the City of Riverside as Parcel 4 by deed recorded October 4, 1985 as Instrument No. 224758 of Official Records of Riverside County, California;

Thence South $60^{\circ} 36' 41''$ West along said northwesterly line of Parcel 4 and along the northwesterly line of Parcels 1, 2 and 3 as conveyed to the City of Riverside by said deed recorded October 4, 1985 and along the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 25, 1974 as Instrument No. 151223 and along the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded May 27, 1977 as Instrument No. 97145, both Records of Riverside County, California, a distance of 623.12 feet to the beginning of a tangent curve, concave to the north, having a radius of 23.50 feet;

Thence along the boundary line of said parcel conveyed to the City of Riverside as Instrument No. 97145 and southwesterly, westerly, and northwesterly along said curve, to the right, through a central angle of $91^{\circ} 37' 34''$, an arc distance of 37.58 feet to the end thereof;

Thence North $27^{\circ} 45' 45''$ West along said boundary line, a distance of 150.29 feet to an angle point therein, said point being in the northwesterly line of Parcel 1 as shown by Record of Survey on file in Book 34 of Records of Survey at page 80 thereof, Records of Riverside County, California;

Thence South $61^{\circ} 48' 31''$ West along said boundary line of the parcel conveyed to the City of Riverside as Instrument No. 97145 and along said northwesterly line of Parcel 1, a distance of 11.00 feet to the most easterly corner of that certain parcel of land conveyed to the City of Riverside as Parcel 2 by deed recorded November 16, 1990 as Instrument No. 420793 of Official Records of Riverside County, California;

Thence North 27° 45' 45" West along the northeasterly line of said Parcel 2 and along the northeasterly line of Parcel 1 as conveyed to the City of Riverside by said deed recorded as Instrument No. 420793, a distance of 219.16 feet to the most northerly corner thereof;

Thence North 61° 48' 31" East, a distance of 7.00 feet to the true point of beginning.

Containing 4.67 acres, more or less.

PARCEL 2

That portion of Lot 2 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of Lot 4 in Block 60 of said Tract No. 2 of La Sierra Heights;

Thence South 27° 45' 45" East along the southwesterly line of said Lot 4, a distance of 437.81 feet to a point on the southeasterly line of that certain parcel of land conveyed to J.C. Huguley, et al by deed recorded March 9, 1925 in Book 664, page 593 of Deeds, Records of Riverside County, California;

Thence North 61° 48' 31" East along the southeasterly line of said parcel so conveyed, a distance of 220.22 feet to a point in the southwesterly line of that certain parcel of land conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings by deed recorded April 18, 1923 in Book 576, page 508 of Deeds, Records of Riverside County, California;

Thence North 27° 36' 24" West along said southwesterly line of said parcel conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings as aforesaid, a distance of 1.81 feet to the northwesterly line of said Lot 2;

Thence North 61° 19' 40" East along said northwesterly line of Lot 2, a distance of 200.58 feet to the most northerly corner of that certain parcel of land conveyed to the General Conference Corporation of Seventh-Day Adventists by deed recorded August 8, 1974, as Instrument No. 101360, Records of Riverside County, California;

Thence South 27° 36' 01" East along the northeasterly line of said parcel so conveyed to the General Conference Corporation of Seventh-Day Adventists as aforesaid, a distance of 17.38 feet to the most westerly corner of that certain parcel of land conveyed to the General Conference Corporation of Seventh Day Adventists by deed recorded August 8, 1975 as Instrument No. 95844, Records of Riverside County, California;

Thence North 62° 02' 27" East along the northwesterly line of said last parcel so conveyed to the General Conference Corporation of Seventh Day Adventists, a distance of 232.86 feet to a point on the southwesterly line of Hollyhock Lane (formerly Strong Street), 20.00 feet wide, as shown by Assessor's Map No. 8 on file in Book 1, page 8 of Assessor's Maps, Records of Riverside County, California;

Thence South 27° 21' 49" East along the southwesterly line of Hollyhock Lane, a distance of 50.00 feet to a point on the northwesterly line of that certain parcel of land conveyed to R.S. Hodge and Henrietta J. Hodge by deed recorded September 12, 1924, in Book 613, page 575 of Deeds, Records of Riverside County, California;

Thence South 62° 02' 27" West along said northwesterly line, a distance of 81.47 feet to the most westerly corner of said parcel conveyed to R. S. Hodge, et ux as aforesaid;

Thence South 27° 36' 01" East along the southwesterly line of said parcel conveyed to R.S. Hodge, et ux as aforesaid, a distance of 125.00 feet for the TRUE POINT OF BEGINNING, said point being the most westerly corner of that certain parcel of land conveyed to General Conference Corporation Seventh-Day Adventists by deed recorded August 7, 1981 as Instrument No. 150008, Official Records of Riverside County, California;

Thence South 62° 02' 27" West along the southwesterly prolongation of the northwesterly line of said parcel so conveyed, a distance of 39.05 feet;

Thence South 27° 21' 49" East, a distance of 101.75 feet;

Thence North 62° 38' 11" East, a distance of 120.00 feet to a point on said southwesterly line of Hollyhock Lane (formerly Strong Street), 20.00 feet wide;

Thence North 27° 21' 49" West along said southwesterly line of Hollyhock Lane, a distance of 103.00 feet to a point in said northwesterly line of the parcel conveyed to General Conference Corporation Seventh-Day Adventists as Instrument No. 150008;

Thence South 62° 02' 27" West along said northwesterly line, a distance of 80.96 feet to the true point of beginning.

Containing 0.28 acres, more or less.

PARCEL 3

That portion of Lot 2 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of Lot 4 in Block 60 of said Tract No. 2 of La Sierra Heights;

Thence South 27° 45' 45" East along the southwesterly line of said Lot 4, a distance of 437.81 feet to a point on the southeasterly line of that certain parcel of land conveyed to J.C. Huguley, et al by deed recorded March 9, 1925 in Book 664, page 593 of Deeds, Records of Riverside County, California;

Thence North 61° 48' 31" East along the southeasterly line of said parcel so conveyed, a distance of 220.22 feet to a point the southwesterly line of that certain parcel of land conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings by deed recorded April 18, 1923 in Book 576, page 508 of Deeds, Records of Riverside County, California;

Thence North 27° 36' 24" West along said southwesterly line of said parcel conveyed to Mrs. Myrta B. Giddings and Lois M. Giddings as aforesaid, a distance of 1.81 feet to the northwesterly line of said Lot 2;

Thence North 61° 19' 40" East along said northwesterly line of Lot 2, a distance of 37.55 feet for the TRUE POINT OF BEGINNING;

Thence South 28° 40' 20" East, a distance of 145.00 feet;

Thence North 61° 19' 40" East, a distance of 66.00 feet;

Thence North $28^{\circ} 40' 20''$ West, a distance of 145.00 feet to a point in said northwesterly line of Lot 2;

Thence South $61^{\circ} 19' 40''$ West along said northwesterly of Lot 2, a distance of 66.00 feet to the true point of beginning.

Containing 0.22 acres, more or less.

PARCEL 4

Those portions of Lots 2 and 4 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Lot 4 in Block 60;

Thence South $27^{\circ} 45' 45''$ East along the southwesterly line of said Lot 4, a distance of 437.81 feet to a point on the southeasterly line of that certain parcel of land conveyed to J.C. Huguley, et al by deed recorded March 9, 1925 in Book 664, page 593 of Deeds, Records of Riverside County, California;

Thence North $61^{\circ} 48' 31''$ East along said southeasterly line of the parcel so conveyed, a distance of 84.92 feet to a point therein;

Thence South $28^{\circ} 11' 29''$ East, a distance of 112.16 feet;

Thence North $61^{\circ} 48' 31''$ East, a distance of 71.50 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $61^{\circ} 48' 31''$ East, a distance of 62.41 feet;

Thence North $28^{\circ} 11' 29''$ West, a distance of 112.16 feet to a point in said southeasterly line of the parcel conveyed to J.C. Huguley, et al as aforesaid;

Thence South $61^{\circ} 48' 31''$ West along said southeasterly line, a distance of 62.41 feet to a point therein;

Thence South $28^{\circ} 11' 29''$ East, a distance of 112.16 feet to the true point of beginning.

Containing 0.16 acres, more or less.

PARCEL 5

Those portions of Lots 2 and 4 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Lot 4 in Block 60;

Thence South $27^{\circ} 45' 45''$ East along the southwesterly line of said Lot 4, a distance of 437.81 feet to a point on the southeasterly line of that certain parcel of land conveyed to J.C. Huguley, et al by deed recorded March 9, 1925 in Book 664, page 593 of Deeds, Records of Riverside County, California;

Thence North $61^{\circ} 48' 31''$ East along said southeasterly line of the parcel so conveyed, a distance of 84.92 feet for the TRUE POINT OF BEGINNING;

Thence South $28^{\circ} 11' 29''$ East, a distance of 112.16 feet;

Thence North $61^{\circ} 48' 31''$ East, a distance of 71.50 feet;

Thence North $28^{\circ} 11' 29''$ West, a distance of 112.16 feet to a point in said southeasterly line of the parcel conveyed to J.C. Huguley, et al as aforesaid;

Thence South $61^{\circ} 48' 31''$ West along said southeasterly line, a distance of 71.50 feet to the true point of beginning.

Containing 0.18 acres, more or less.

PREPARED UNDER MY SUPERVISION;

Matthew E. Webb
Matthew E. Webb, L.S. 5529

4/29/93
Date

Prepared by: [Signature]
Checked by: SWS

DESCRIPTION APPROVAL 5/4/93
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

